

PROPERTY LOCATION

No	Alt No	Direction/Street/City
114		PARK AVE, ARLINGTON

OWNERSHIP

Owner 1:	ADHIYA ANUJ		
Owner 2:	KODIAL SRIYA		
Owner 3:			
Street 1:	114 PARK AVE UNIT 2		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	ORRELL ELIZABETH M -		
Owner 2:	RAPSON LAURIE E -		
Street 1:	114 PARK AVE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1900, having primarily Clapboard Exterior and 1545 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	723,900	3,900		727,800
Total Card	0.000	723,900	3,900		727,800
Total Parcel	0.000	723,900	3,900		727,800
Source: Market Adj Cost		Total Value per SQ unit /Card:		471.07	/Parcel: 471.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	723,900	3900	.		727,800		Year end	12/23/2021
2021	102	FV	703,300	3900	.		707,200		Year End Roll	12/10/2020
2020	102	FV	693,000	3900	.		696,900	696,900	Year End Roll	12/18/2019
2019	102	FV	614,400	3900	.		618,300	618,300	Year End Roll	1/3/2019
2018	102	FV	544,600	3900	.		548,500	548,500	Year End Roll	12/20/2017
2017	102	FV	497,400	3900	.		501,300	501,300	Year End Roll	1/3/2017
2016	102	FV	497,400	3900	.		501,300	501,300	Year End	1/4/2016
2015	102	FV	383,700	3900	.		387,600	387,600	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible][illegible]

Spl Credit		Total:	
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APPRAISED:	727,800 /	727,800
USE VALUE:	727,800 /	727,800
ASSESSED:	727,800 /	727,800



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Type:	99	- Condo Conv	
Sty Ht:	2A	- 2 Sty +Attic	
(Liv) Units:	1	Total:	1
Foundation:	3	- BrickrStone	
Frame:	1	- Wood	
Prime Wall:	2	- Clapboard	
Sec Wall:	1	- Wood Shingl	50%
Roof Struct:	2	- Hip	
Roof Cover:	2	- Slate	
Color:	YELLOW		
View / Desir:	N	- NONE	

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits: 1	Rating:	Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

RESIDENTIAL GRID

1st Res Grid													Desc: Line 1		# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O				
Other																
Upper																
Lvl 2																
Lvl 1																
Lower																
Totals		RM:s: 6				BR:s: 3			Baths: 2				HB 1			

GENERAL INFORMATION

Grade: C - Average	
Yr Blt: 1900	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	27.500000000
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	2
Totals			
1	6	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet		25 %
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	GD - Good	18.6%
Functional:		
Economic:		
Special:		
Override:		
	Total:	18.6%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.32961154
Const Adj.:	1.02724493
Adj \$ / SQ:	416.580
Other Features:	97500
Grade Factor:	1.00
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	889340
Depreciation:	165417
Depreciated Total:	723923

COMPARABLE SALES

[illegible]

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

PARCEL ID 170.A-0007-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	GD	1900	27.50	T	30	102			3,900			3,900

More: N	Total Yard Items:	3,900	Total Special Features:		Total:	3,900
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,545	416.580	643,616
Net Sketched Area:		1,545	Total:	643,616
Size Ad	1545 Gross Area	1545	FinArea	1545

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
16						
16						
45						

IMAGE

AssessPro Patriot Properties, Inc

